

018.0

0007

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

898,000 /

898,000

USE VALUE:

898,000 /

898,000

ASSESSED:

898,000 /

898,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		COLONIAL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOUTILIER LEIGH A	
Owner 2: REBELLO JEREMY W	
Owner 3:	
Street 1: 16 COLONIAL DR	
Street 2:	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: LOUIE ANDY -
Owner 2: WU AIDONG -
Street 1: 16 COLONIAL DR
Twn/City: ARLINGTON
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,582 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5582		Sq. Ft.	Site		0	85.	1.05	2									499,342						499,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5582.000	398,700		499,300	898,000		13309
							GIS Ref
							GIS Ref
							Insp Date
							11/10/17

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date															
2020	101	FV	398,600	0	5,582.	499,300	897,900	897,900	Year End Roll	12/18/2019															
2019	101	FV	292,400	0	5,582.	646,200	938,600	938,600	Year End Roll	1/3/2019															
2018	101	FV	320,200	0	5,582.	411,200	731,400	731,400	Year End Roll	12/20/2017															
2017	101	FV	320,200	0	5,582.	376,000	696,200	696,200	Year End Roll	1/3/2017															
2016	101	FV	320,200	0	5,582.	305,500	625,700	625,700	Year End	1/4/2016															
2015	101	FV	307,700	0	5,582.	305,500	613,200	613,200	Year End Roll	12/11/2014															
2014	101	FV	307,700	0	5,582.	278,500	586,200	586,200	Year End Roll	12/16/2013															
2013	101	FV	307,700	0	5,582.	264,900	572,600	572,600		12/13/2012															

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/7/2014	779	Re-Roof	8,580						11/10/2017	Inspected	PH	Patrick H
5/8/2004	388	Re-Roof	6,000						10/20/2017	MEAS&NOTICE	BS	Barbara S
									2/4/2009	Meas/Inspect	189	PATRIOT
									12/3/2008	MLS	MM	Mary M
									10/4/1999	Meas/Inspect	243	PATRIOT
									8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	05 - Garrison	Total:	1	Full Bath:	1	Rating:	Average	OF = SINK IN BMT.														
Sty Ht:	2 - 2 Story			A Bath:	Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:	Rating:																	
Foundation:	1 - Concrete			A 3QBth:	Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating: Average																
Prime Wall:	4 - Vinyl			A HBth:	Rating:																	
Sec Wall:			%	OthrFix:	1	Rating: Average																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average																
Color:	WHITE			A Kits:	Rating:																	
View / Desir:	k - Kelwyn Manor			Fpl:	1	Rating: Good																
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade:	C+ - Average (+)			CONDOS INFORMATION																		
Year Blt:	1939	Eff Yr Blt:		Location:																		
Alt LUC:			Alt %:	Total Units:																		
Jurisdct:	G11	Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL	SFL									
Prim Int Wall:	2 - Plaster			Functional:				Interior:	1	6	3		FFL									
Sec Int Wall:			%	Economic:				Additions:					BMT									
Partition:	T - Typical			Special:				Kitchen:					UAT									
Prim Floors:	3 - Hardwood			Override:				Baths:														
Sec Floors:			%	Total:	18.6	%	Plumbing:															
Bsmnt Flr:	15 - Carpet			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES			Heating:													
Bsmnt Gar:				Size Adj.:	1.31878972	Rate	Parcel ID	Typ	Date	Sale Price			Totals									
Electric:	3 - Typical			Const Adj.:	1.00999999								1	6	3							
Insulation:	2 - Typical			Adj \$ / SQ:	179.817																	
Int vs Ext:	S			Other Features:	77750																	
Heat Fuel:	1 - Oil			Grade Factor:	1.10																	
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																	
# Heat Sys:	1			NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val												
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	489829			Juris. Factor:	1.00	Before Depr:	197.80											
% Com Wall:	% Sprinkled:			Depreciation:	91108			Special Features:	0	Val/Su Net:	138.63											
				Deprecated Total:	398721			Final Total:	398700	Val/Su SzAd:	253.95											
MOBILE HOME				Make:				Serial #:				Year:				Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 018.0-0007-0015.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc			
More: N					Total Yard Items:					Total Special Features:								Total:				